

**AFFORDABLE HOUSING UNIT/FEE
ANNUAL REPORT
December 1, 2015**

The City of Alameda Affordable Housing Ordinance was adopted to mitigate the housing impacts caused by new or expanded non-residential construction. The Ordinance establishes a fee that applies to office/research and development, retail, warehouse/industrial, manufacturing, and hotel/motel construction. The City's Affordable Housing Unit/Fee (AHUF) requirements are codified within Section 27-1 of the Alameda Municipal Code.

This report satisfies the requirements of California Government Code Section 66001 that requires the preparation of an annual report. The report must state the amount of fees collected, the beginning and ending fund balance, the expenditure of fees during the fiscal year and any refunds paid. This annual report covers the 2014-15 fiscal year.

Description and Amount of the Fee

The AHUF is assessed on new and expanded non-residential construction. The fee is assessed based on the type of non-residential construction. Construction activity is categorized in one of five development types contained in the table below. The fee is set, by development type, on an annual basis, as part of the City's Master Fee Resolution. Per the Ordinance, the fee may be increased annually based on an increase in local cost of construction.

Type of Development	FY14-15 Fee (per sq ft)
Office/R&D	\$4.42
Retail	\$2.24
Warehouse/Industrial	\$0.77
Manufacturing	\$0.77
Hotel/Motel	\$1,108/room

Beginning and Ending Account Balance/Total Amount of Fees Collected and Interest Earned

Attachment A to this Report shows the beginning and ending fund balances. The beginning fund balance was \$598,033 and the ending fund balance was \$450,891. New revenues included affordable housing fees in the amount of \$92,549, \$217 in principal and interest payments on loans, \$4,616 in interest on the fund balance, and \$9,485 in miscellaneous revenue.

Expenditures include \$159,606 for affordable housing program administration (salaries, benefits and administrative costs), \$14,405 for professional consulting services, and \$80,000 to support two down payment assistance loans. These loans are made to assist first time homebuyers and are due in full within five years.

During the year, staff supported the City's housing programs including the Below Market Rate homebuyer program (new sales and monitoring of the existing portfolio), the Rent Review Advisory Committee, and the preservation and new development of affordable rental housing.

Housing staff also provides information and serves as a resource for members of the public and participates in a number of local and regional efforts to expand housing opportunities.

Amount of Refunds Made

No refunds were made from the AHUF.

ATTACHMENT A

**CITY OF ALAMEDA
FUND 266 AFFORDABLE HOUSING UNIT/FEE FUND
BEGINNING AND ENDING FUND BALANCES
FUND ACTIVITY FOR FISCAL YEAR 2014-15**

Beginning Fund Balance	\$	598,033
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Revenues

Affordable Housing Fees	\$	92,549
Interest Allocation	\$	4,618
Principal & Interest Payments from loans	\$	217
Other Misc. revenues	\$	9,485
Total Revenues	\$	106,868

Expenditures

Operating Expenses		
Administration	\$	159,606
Professional & Consulting	\$	14,405
Downpayment Assistance	\$	80,000
Total Expenditures	\$	254,011

Ending Fund Balance	\$	450,891
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